



KÀHLĪ

HILLSIDE VILLAS



KĀHLĪ

PHUKET

Train. Recover. Connect.



KÄHLI

"Welcome to KÄHLI Phuket — homes and spaces shaped for real life in Cherngtalay. We've paired Japandi design with Phuket's elevated mountain outlooks to create calm interiors and easy daily rhythm. Steps away, our tennis and well-being programs make healthy habits simple.

When you travel, our owner-aligned management and optional rental pool keep things effortless. It's privacy when you want it, connection when you choose — and a smart base in the Layan-Bangtao corridor."

Gareth Jones
Co-Founder & CEO
KÄHLI



KÄHLĪ Phuket is only 25 minutes away from
PHUKET INTERNATIONAL AIRPORT

BEACHES

Bang Tao Beach	4 km / 10 mins
Layan Beach	3 km / 12 mins
Surin Beach	7 km / 15 mins
Kamala Beach	9 km / 18 mins
Patong Beach	17 km / 30 mins

LEISURE

Blue Tree	600 m / 3 mins
Boat Avenue	3 km / 8 mins
Port de Phuket	3 km / 8 mins

GOLF CLUBS

Laguna Golf Club	4 km / 10 mins
Mission Hills Golf Club	3 km / 12 mins
Blue Canyon Golf Club	7 km / 15 mins
Red Mountain Golf Club	9 km / 18 mins

SCHOOLS

Head Start	900 m / 5 mins
British International	10 km / 19 mins
UWC Thailand	11 km / 16 mins

HOSPITALS

Bangkok Hospital Siriroj	19 km / 23 mins
Bangkok Hospital Phuket	20 km / 26 mins

MARINAS

Royal Phuket Marina	14 km / 20 mins
Ao Por Grand Marina	20 km / 29 mins

SHOPPING

Robinsons Mall	7 km / 12 mins
Central Mall	17 km / 30 mins



PHUKET & SOI PASAK 8

While our spacious hillside villas and active and extensive healthy lifestyle community offerings are half of KÄHLĪ's strong selling point, the location is the other half. Ideally situated in the center of the tropical island of Phuket and near the west coast's world-famous beaches, KÄHLĪ is literally in the middle of it all.

KÄHLĪ lies on an idyllic road that winds through picturesque rubber tree plantations and intersects with Srisoonthorn Road just the Blue Tree. Our community is just out of the way enough to enjoy the peace and quiet, but only a few minutes drive from beaches, shopping, and nightlife.

The warm, azure waters of Bang Tao Beach lie just 4km away, quaint Surin Beach to south only 7km, and quiet Layan National Park and beach 6km to the north. A quick 3km jaunt gets you to the central business district of Chergntalay where there are dozens of restaurants with cuisine from around the world, international supermarkets, night markets, live music venues, wine bars and beer gardens, beach clubs, kids' activities, an 18-hole golf course and more. For those who travel often, Phuket International Airport is a mere 18km away.



KÀHLĪ

PHUKET

MEMBERSHIP BENEFITS



BLACK CARD

For property owners

Benefits:

- Lifetime All-Inclusive Membership for Family, includes:
 - Full Tennis Academy Membership Benefits & Discounts
 - Full Gym Membership Benefits & Discounts
- 30% Discount on Spa Services
- 30% Discount on Onsen Services
- 30% Discount on Cafés & Restaurants

Other Benefits:

- Priority / Early Booking Opportunity for Special Events
- Friends & Family Rate when Booking KÀHLĪ Resort



PLATINUM CARD

For property tenants

Benefits:

- Lifetime All-Inclusive Membership for Tenants/Guests, includes:
 - Full Tennis Academy Membership Benefits & Discounts
 - Full Gym Membership Benefits & Discounts
- 10% Discount on Spa Services
- 10% Discount on Onsen Services
- 10% Discount on Cafés & Restaurants

Other Benefits:

- Priority / Early Booking Opportunity for Special Events
- Friends & Family Rate when Booking KÀHLĪ Resort



Terms & Conditions

*Please see membership information packs for the Gym & Tennis Academy full inclusions, benefits & discounts.

*Owner memberships are issued annually for each Family member residing at KÀHLĪ Hillside Villas.

*Tenants' memberships are issued annually for each Tenants/Guests residing at KÀHLĪ Hillside Villas.

*All memberships are subject to specific terms and conditions as provided by the Gym & Tennis Academy.

*Membership discount & benefits are subject to change at the discretion of the Gym or Tennis Academy with advance notice.

*Friends & Family Rate at Resort means significantly discounted hotel rooms for your guests or extended family.



KÅHLĪ

PHUKET

KÅHLĪ is a destination for modern living, equal parts boutique resort, private residences and sports & well-being.

Set between Layan and Bangtao on the stunning island of Phuket, we bring together thoughtfully designed spaces, a professional tennis academy, integrated health & well-being facilities, and a community that values purpose as much as pleasure. Stay for a week, a season, or a lifetime. Train, recover, and connect.

This is more than property—it's a platform for the life you want to lead.

Physical Well-Being

DESIGNED TO RESTORE

Our design language is Japandi, a calm fusion of Japanese restraint and Scandinavian simplicity that took shape in the 20th century and has matured into a global movement.

It blends 'wabi-sabi' (quiet beauty, natural imperfection) with 'hygge' (warmth and ease), using honest materials, clean lines, and natural light.

At KÅHLĪ, Japandi meets bioclimatic planning: orientation, shade and airflow keep spaces cooler; deep eaves and filtered daylight protect comfort; covered tennis courts make training dependable.

Villas, terraces and rooms stay uncluttered, tactile and breathable—supporting real sleep, recovery and everyday movement.

Emotional Well-Being

QUIET THE NOISE

At KÅHLĪ, calm isn't an accident—it's designed in. Light, acoustics and privacy reduce mental load, while clear daily rhythms pair training with restoration.

Between sessions, step into greenery, water and shade; in the evening, low-glare lighting and screen-soft routines help you downshift for real sleep.

Simple practices—breathwork, mobility, journaling—are easy to access and easy to keep. The result is a steadier baseline: less noise, more focus, and energy that lasts.

Social Well-Being

BELONG BY DESIGN

Progress sticks when you're around people who share your pace. At KÅHLĪ, routines turn social: club sessions and leagues on the courts, classes and workshops in the well-being spaces, family programs and easy evening meet-ups.

Owners, long-stay guests and visiting members mix naturally, so it's simple to plug in when you want energy and step back when you want quiet. Shared values—courtesy, effort, curiosity—shape the culture.

The result is connection without pressure: a community that makes healthy choices the default, celebrates progress of every kind, and turns good intentions into a way of life.



KÄHLĪ PHUKET TENNIS ACADEMY

6 FULLY COVERED
U.S. OPEN TENNIS
COURTS

<https://siamsports.pro/>

Open & Operating Since 2023

KÄHLĪ

HILLSIDE VILLAS

KÄHLĪ Hillside Villas Rental Pool Management Program

Our optional Rental Pool Management Program allows property owners to make their properties available to our guests. Participating in this program means your property will be fully managed by us and included in our booking inventory, catering to guests looking for short to medium-term stays focused on wellness and active lifestyles. The profit-sharing in the rental pool program follows a 60%/40% division prior to fees, with the majority share going to the property owner. Profits are calculated from the total booking revenue across all properties in the pool, with each owner's share adjusted pro-rata according to their property's usage. To be eligible for the program, properties must be furnished with one of our approved furniture packages to ensure they meet our high-quality rental standards.

Owners participating in our management program can use their property without any time restrictions. However, to ensure availability for guest bookings, we require sufficient notice of the owner's planned stay periods. Please note that, while we strive to maximize returns, we do not guarantee a minimum yield or return for properties in the management program.

Property owners wishing to rent out their villas must do so exclusively through our management program. This policy ensures a balanced and fair environment for all owners and residents.

Summary:

- The Rental Pool Management Program is an optional scheme allowing owners to rent their properties to guests for short to medium stays.
- The profit split is 60% to the owner and 40% to the management, calculated before fees, and based on a blended average from all properties in the rental pool.
- To qualify, properties must be furnished with an approved furniture package to meet high-quality standards.
- Owners can use their property without any time restrictions but need to provide sufficient notice for their stay periods.
- The management program does not guarantee a minimum return on investment.
- Owners must rent their villas exclusively through the management program to maintain a fair environment.
- Returns from the rental pool are paid Monthly, Quarterly or Annually, as required by the owner.
- Terms and conditions apply

KÄHLĪ Hillside Villas - Rental Pool

Years	1	2	3	4	5
Occupancy	45%	51%	53%	57%	60%
Average Rate Per Night	12,067	12,414	12,979	13,347	13,758
Total Room Nights	163	186	193	207	219
Gross Rental Income	1,967,000	2,308,950	2,504,880	2,762,853	3,012,998
Owner Share 60%	1,180,200	1,385,370	1,502,928	1,657,712	1,807,799

*KÄHLĪ reserves the right to make changes to the land area and master plan layout of the villas without prior notice, if required by the authorities or for other reasons.

MASTER PLAN





KÀHLĪ HILLSIDE VILLAS

UNPARALLELED MOUNTAIN VIEWS

10 Minutes from Beaches,
Shopping, Schools & Much More.



KÀHLĪ
RESORT

KÀHLĪ
TENNIS ACADEMY

KÀHLĪ
HILLSIDE VILLAS

KÀHLĪ
TERRACES



Live More LIFESTYLE CLINIC

- Laboratory Check-Ups
- Lifestyle Consultations
- IV Therapies
- Personalised Supplements
- Preventive Medical Services
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<https://livemore.health>

Open & Operating since 2023





Thoughtful layouts, natural materials, and cooling shade create calm indoors, while cross-ventilation and filtered light make every room easy to live in. Step outside to covered tennis courts, recovery and well-being spaces, cafés, and the coastline a short drive away. Private when you want it, connected when you need it—designed to restore, ready for everyday use.

KĀHLĪ HILLSIDE VILLAS

Japandi lines, natural materials, and up to 277 sq.m of intelligently arranged space turn these homes into a calm sanctuary with panoramic mountain views.

Interiors are tuned for real life: open-plan living that breathes, generous glazing that draws in filtered daylight, and smart storage that keeps visual noise low.

Cross-ventilation, deep shading, and thermally considerate finishes keep rooms cool and comfortable year-round, while private outdoor areas frame sunrise coffee and golden-hour evenings.

Steps from your door, covered tennis courts and the KĀHLĪ Well-being Centre support routine—strength, mobility, recovery—so living well feels effortless.

Bedrooms are acoustically quiet and easy to darken for deep sleep; kitchens and dining spill to terraces for relaxed hosting. Every decision—materials, circulation, lighting—serves a simple idea: quiet at home, momentum on your doorstep.





HILLSIDE VILLAS 3 BEDROOMS

3 Bathrooms
Swimming Pool : 2.70 X 5.60 m.



LOWER FLOOR PLAN

- 1. MAIN ENTRANCE
- 2. BEDROOM 1
- 3. WASHROOM 1
- 4. BATHROOM 1
- 5. SWIMMING POOL 2.70 X 5.60 M.
- 6. POOL DECK
- 7. LIVING
- 8. DINING
- 9. UNDER-STAIRS LAUNDRY & STORAGE



UPPER FLOOR PLAN

- 10. STAIRS
- 11. BEDROOM 2
- 12. WASHROOM 2
- 13. BATHROOM 2
- 14. UPSTAIRS TERRACE
- 15. BEDROOM 3
- 16. WASHROOM 3
- 17. BATHROOM 3

AREA	
INDOOR	184 SQ.M.
OUTDOOR	78 SQ.M.
SWIMMING POOL	15 SQ.M.
TOTAL	277 SQ.M.



HILLSIDE VILLAS 2 BEDROOMS

2 Bathrooms
Swimming Pool : 2.70 X 5.60 m.



LOWER FLOOR PLAN

- 1. MAIN ENTRANCE
- 2. BEDROOM 1
- 3. WASHROOM 1
- 4. BATHROOM 1
- 5. SWIMMING POOL 2.70 X 5.60 M.
- 6. POOL DECK
- 7. LIVING
- 8. DINING
- 9. UNDER-STAIRS LAUNDRY & STORAGE



UPPER FLOOR PLAN

- 10. STAIRS
- 11. BEDROOM 2
- 12. WASHROOM 2
- 13. BATHROOM 2
- 14. UPSTAIRS TERRACE

AREA	
INDOOR	140 SQ.M.
OUTDOOR	65 SQ.M.
SWIMMING POOL	15 SQ.M.
TOTAL	220 SQ.M.

WHY US ?

Our Hillside Villas give you the privacy of a home with the convenience of a destination. Up to 272 sq.m of Japandi design, elevated outlooks, cross-breezes and deep shade create spaces that feel cool, calm and genuinely livable—morning light on the terrace, quiet bedrooms for real sleep, storage that keeps life tidy. Set between Layan and Bangtao, you're minutes from beaches and dining, yet tucked into an elevated setting that feels private and composed.

Owning here plugs you straight into the KÄHLĪ ecosystem: covered tennis courts with coaching and leagues, the KÄHLĪ Well-being Centre for training and recovery, Live More Lifestyle Clinic offering health check-ups, IV therapies and much more, cafés and easy social rhythm. If you'd like income when you're away, the Terraces have their own rental pool—clear terms, professional operations, and owner-aligned reporting—so your home can work while you don't.

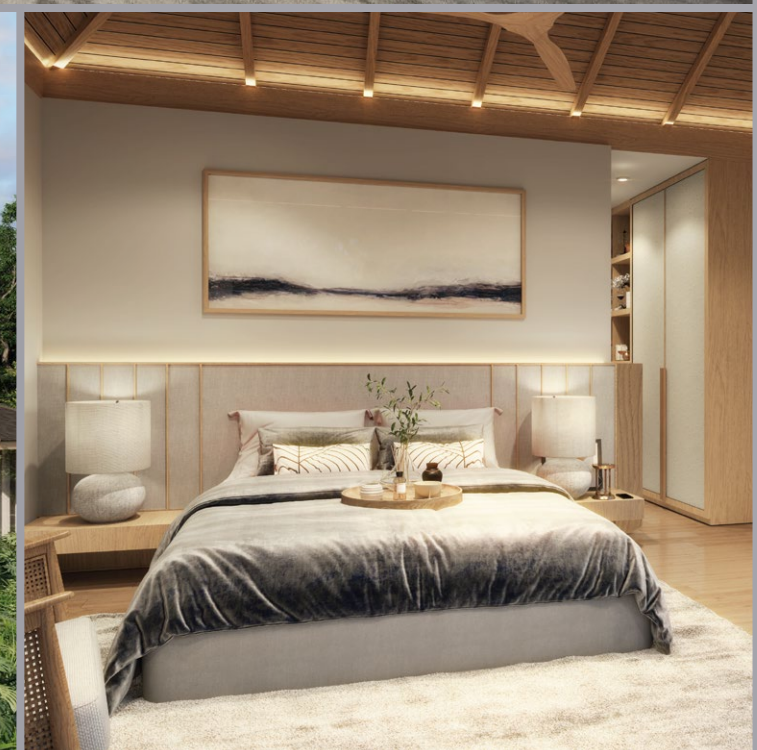
Add in the adjacency to multiple high quality international schools, and you've got a property that supports family routines, medium-term stays and long-term investment value.

It's simple: calm at home, momentum on your doorstep—and a smart, future-ready base in Phuket's most sought-after corridor.





Open Plan Kitchen, Living & Dining Area
Modern Kitchen Design
2 & 3 Bedrooms with En-suite Bathrooms
Lush Gardens with Tropical Plants
Infinity Swimming Pool
Natural Building Materials
Year-round Natural Ocean Breeze
Spectacular Views





KÀHLĪ

KÀHLĪ evokes calm and hale (wholeness). The macron over Ā signals breath and ease; the clean lines echo our Japandi design language. Short, serene, and memorable, KÀHLĪ stands for a life that's clear, intentional, and well-lived.

KÀHLĪ is a calm, crafted way to live. We design environments and programs that make the three pillars of well-being—physical, emotional, and social—work together. Movement and recovery are built into daily rhythm; light, acoustics, and simplicity help the mind settle; community makes participation easy while respecting privacy. Our approach is quiet on the surface—clean lines, natural materials, clear routines—but powerful underneath, turning intention into habit and habit into momentum.

We help you train with intention, recover with ease, and belong without pressure. Simple, teachable practices are embedded in everyday life, so good choices feel obvious and repeatable. The promise is practical: energy when you want it, calm when you don't—so you can show up better for work, family, and yourself. Whether you're with us for a week, a season, or the long run, KÀHLĪ gives you a framework that fits real life: clarity in design, consistency in routine, and a community that keeps you supported, not scripted.

GENERAL SPECIFICATIONS

STRUCTURAL

- Reinforced concrete for footing posts
- Pre-cast walls & structure
- Bore piles & pile caps for stability & saftey

ROOF

- Aesthetic roof with a wood-like appearance
- Rust-protected steel structure
- High-quality roof insulation
- Adequate ventilation with protective netting in eaves

CEILING

- Suspended gypsum board with high ceiling and painted finish
- Living room with wood-finished ceiling in the eaves
- Generous ceiling height of 2.60 – 3.50 m.

DOORS & WINDOWS

- Exterior doors and windows: 2.60 m. high, with aluminum frames and a powder coat finish, featuring clear glass
- Standard windows: aluminum frames, powder coat finish, and clear glass
- Interior doors

SWIMMING POOL

- Overflow system for safety and efficiency
- Approximate depth of 1.30 m.
- Salt chlorinator system with pool pump and sand filter

OUTSIDE TERRACES

- Ceramic floor tiles
- Covered terrace ceiling with natural color finish

GARDEN

- Tropical plants and lush lawn

SURROUNDING WALL

- Block wall for privacy and security, each property enclosed for children & pet saftey.

LIVING ROOM

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

MASTER BEDROOM & GUEST BEDROOMS

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

BATHROOMS

- Ceramic floor and wall tiles
- Moisture resistant gypsum board ceiling with paint finish
- Stone/Marble countertops for durability
- Cotto/Kohler or equivalent sinks, toilets, and fixtures
- Mirrors cut to size
- Included bathroom accessories (One toilet roll holder and one towel rack per bathroom)

KITCHEN

- Modern kitchen with an optional island, including sink, hob and hood.

AIR CONDITIONING

- INVERTER air conditioning units in living room and bedrooms with remote control

ELECTRICAL

- All wiring earthed and concealed in conduit
- Fuse panel with earth leakage protection
- All rooms: LED downlight system with dimmer switch in the living room and master bedroom.
- Ceiling Fans in the living room, family room and master bedroom.
- Waterproof exterior sockets in non-roofed areas

ELECTRICAL INSTALLATION

- Individual electric meters for each villa

WATER SUPPLY

- Water meter for every villa
- Wastewater: septic tanks
- Water storage for each villa underground
- Water pump

PEST CONTROL SYSTEM

- Pipes for chemicals built into the foundation

*KÄHLĪ reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are no longer available.

KÄHLĪ HILLSIDE VILLAS

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